



Total area: approx. 186.2 sq. metres (2004.7 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Lea Way Wellingborough NN8 3LX Freehold Price £465,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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Located just off Northampton Road is this impressive looking four bedroom detached which was built circa 1950's and is situated local to most amenities. The property benefits from uPVC double glazing, a 21ft max kitchen/breakfast room with a range of built in appliances, gas radiator central heating, an ensuite to the master bedroom and a refitted cloakroom. The property further offers three reception rooms, a utility room, built in wardrobes to three bedrooms, off road parking for at least six vehicles leading to a 19ft max x 14ft max garage and a south west facing rear garden 74ft x 59ft. The accommodation briefly comprises entrance hall, cloakroom, lounge, sitting room, dining room, kitchen/breakfast room, utility room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door

Entrance Hall

Stairs to first floor landing with understairs storage cupboard, wooden flooring, radiator, built in cloaks cupboard.

Cloakroom

Comprising low flush W.C., wash basin, obscure glazed window to front aspect, radiator, tiling to wall and floor.

Lounge

18' 11" plus bay x 13' 7" max (5.77m x 4.14m)
Window to front aspect, radiator, box bay window to rear aspect with window seat, double radiator, T.V. point, double radiator, sliding door to dining room, door to.

Sitting Room

13' 6" x 10' 5" (4.11m x 3.18m)
Window to front and side aspect, radiator.

Dining Room

13' 11" max x 8' 10" max (4.24m x 2.69m)
Double opening door to rear garden, double radiator, laminate floor.

Kitchen/Breakfast Room

21' 8" max x 10' 11" max (6.6m x 3.33m)
Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, built in microwave, space for fridge/freezer, uPVC double doors to rear garden, uPVC door and window to side aspect, radiator, built in cupboard, vertical radiator, downlights to ceiling, door to.

Utility Room

9' 7" x 5' 11" (2.92m x 1.8m)
Comprising single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, plumbing for washing machine, space for tumble dryer, two windows to side aspect, wall mounted gas fired boiler serving central heating and domestic hot water.

First Floor Landing

Window to front aspect with coloured glass insert door to.

Bedroom One

13' 5" max x 10' 11" max (4.09m x 3.33m)
Window to rear aspect and side aspect, radiator, built in wardrobe with clothes hanging rail, door to.

Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash basin, obscure glazed window to side aspect, towel rail, tiling to wall, extractor fan.

Bedroom Two

13' 6" max x 12' 10" into bay narrowing to 9' 11" (4.11m x 3.91m)
Box bay window to rear aspect, radiator, two built in wardrobe with clothes hanging rail.

Bedroom Four

9' 11" x 8' 10" (3.02m x 2.69m)
Window to rear aspect, radiator.

Bedroom Three

11' 6" max x 8' 6" max (3.51m x 2.59m)
Window to front aspect, radiator, double built in wardrobe with clothes hanging rail and top boxes over.

Bathroom

Comprising panelled bath with shower over, low flush W.C., wash basin, obscure glazed window to front aspect, airing cupboard housing hot water cylinder, access to loft space.

Outside

Front - Block paved driveway providing off road parking for at least six vehicles, retaining wall, bush.

Garage - 19ft max x 14ft max - Up and over door, power and light connected

Rear - Approx. 74ft in length x 59ft in width, south/west facing, large patio area, mainly laid to lawn, various shrubs, plants and bushes, trees, enclosed by panelled fencing, pedestrian access to front, water tap, second patio at bottom of garden, wooden shed.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band F (£2,951 per annum. Charges for 2023/2024).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

